

"EXHIBIT NO. 2"

AGREEMENT OF SALE

I (We) do hereby acknowledge that I (we) have purchased the real estate described in the advertisement attached hereto, at and for the sum of Forty Seven Thousand Dollars (\$47,000.00) at the time of final settlement and ratification of said sale by the Circuit Court for Frederick County, Maryland; and I (we) do further covenant and agree that I (we) will comply with the terms of sale as expressed in the advertisement attached hereto.

Witness my (our) hand(s) and seal(s)

this 8th day of September, 1956.

ASSIGNEE'S SALE OF VALUABLE REAL ESTATE
By virtue of the power and authority contained in the mortgage executed by Roland S. Parent on the 30th day of April, 1956, said mortgage securing the repayment of a promissory note of even date therewith, payable to Morris M. Aeln, Samuel R. Dweck and Sidney Klein and being recorded among the Land Records of Frederick County, Maryland, in Liber 565, folio 125, default having occurred therein and said mortgage having been assigned unto Manuel M. Weinberg for the purpose of foreclosure, the undersigned will offer at public auction at the Court House door in Frederick, Frederick County, Maryland, on **SATURDAY, SEPTEMBER 8, 1956** at 10:00 o'clock A.M. all that lot, tract or parcel of land situate, lying and being one mile South Frederick City, in Frederick County, Maryland, and running from the Western side of former U.S. Route No. 240, now U.S. Route No. 335, to the Eastern side of U.S. Route No. 15, with road frontage on both highways, containing in the aggregate approximately 4 acres of land, more or less, and for a detailed description of said property reference is hereby made to a mortgage on said property given by Roland S. Parent unto Morris M. Aeln et al. on the 30th day of April, 1956 and recorded in Liber 565, folio 125, one of said Land Records.
The above described real estate is improved with the following buildings: Club house approximately 27 x 72 feet, restaurant building approximately 39 x 48 feet, frame house containing two bedrooms, bath, living room, kitchen and nursery, 8 cabins and 2 apartments made on concrete block, 24 house trailer spaces and a large used car or trailer sales lot. The present income from the property is approximately \$650 per month, which rental does not include the rentals from the cabins and more than half of the trailer spaces which at this time are vacant. The potential rental from the whole property is in excess of \$1,000.00 per month.
TERMS OF SALE: A deposit of 10 per cent will be required of the purchaser or purchasers on the day of sale; the balance to be paid at the time of settlement, which shall be upon final ratification of the sale by the Circuit Court for Frederick County, Maryland. State and County taxes and other public charges assessed against the property will be adjusted as of date of final settlement. All costs of conveying, including Federal and State stamps requisite for the deed, shall be borne by the purchaser or purchasers.
MANUEL M. WEINBERG
Weinberg Glass, Attorneys
Null Null, Auctioneers

WITNESS:

Morris M. Aeln (SEAL)Samuel R. Dweck (SEAL)

PURCHASER(S)

Manuel M. Weinberg
Manuel M. Weinberg, Assignee
SELLERLo Null
AuctioneerFiled September 24, 1956